

A. CALL TO ORDER:

A Special Joint Meeting of the Troy City Council and the Troy Planning Commission was held on Monday, October 24, 2016, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:03 PM.

B. ROLL CALL:City Council Members

Mayor Dane Slater
Edna Abraham
Ethan Baker
Dave Henderson
Ellen Hodorek
Paul McCown
Mayor Pro Tem Ed Pennington

Planning Commission

Chairman Don Edmunds
Ollie Apahidean
Karen Crusse
Carlton Faison
Michael Hutson
Tom Krent
Padma Kuppa
Philip Sanzica
John Tagle

C. DISCUSSION ITEMS:**C-1 Presentation by Bob Gibbs, Gibbs Planning Group, and Matt Farrell, Core Partners, on the Current Draft of the Development of the Troy Town Center Site**

Mayor Slater thanked all members for attending this important meeting tonight. Mr. Kischnick turned the discussion over to Mr. Bob Gibbs for his presentation.

Mr. Gibbs discussed a presentation that reviewed the market study and proposal for the Troy Town Center Site.

Mr. Larry Goss discussed the economic structure of the Troy Town Center Site plan.

Mr. Gibbs commented that renovation of the existing civic buildings and moving of the aquatics center and tennis courts have been built into the costs discussed.

Ms. Crusse asked if the City still wants to have an aquatics center and have it be open to non-Troy residents. She asked if it makes sense to also maintain the tennis courts. Mayor Slater said that the plan includes a hotel on the current aquatics center site and it's possible that the hotel developer would want to provide financial assistance in relocating the aquatics center. Mayor Slater said he gets a lot of feedback about the aquatics center and that it has all been about how it is an asset to the City.

Mr. Krent said he loves the plan and wondered about the skate park. Mr. Gibbs said the skate park would stay where it is currently.

Mayor Pro Tem Pennington asked Mr. Gibbs to review the parking resources proposed in the new plan and to discuss underground parking. Mr. Gibbs said that underground parking is about three times as much as above ground parking to build.

Mr. Tagle asked Mr. Gibbs to review how the conversation went in regards to keeping the civic buildings and remodeling them instead of completely replacing them. Mr. Gibbs said that the plan right now has a place for a new civic building that could be developed at any point in the future. Mr. Farrell commented that the placeholder civic building would be two stories, 80,000 square feet.

Mr. Apahidean asked if the plan includes offsite improvements. Mr. Mark Miller answered that improvements are anticipated to Big Beaver outside of this plan, as well as the replacement of a sanitary sewer that would affect the Town Center Site. These projects are depending on what happens with the Site. Mr. Apahidean asked about an underground pedestrian crossing for I-75 or a pedestrian bridge. Mr. Gibbs said that a bridge is preferable, but it is not in the plan right now.

Ms. Kuppa asked for comments on the existing fields as well as the proposed theater. Mr. Gibbs said that the plan does not include those features right now but there is room in the wooded area for a baseball diamond but he would rather keep the wooded area. He said that there is a small market proposed in the Plan at the corner of Livernois and Town Center.

Council Member Baker asked for comments on the plan in relation to whether it is revenue neutral or what the costs would be if there is consensus tonight to continue. Mr. Farrell said that from tonight, if there is consensus, the development team will promote the Plan in New York in December.

Mr. Faison asked if the entire Plan will be presented. Mr. Farrell answered that the entire plan will be laid out for developers to give the biggest picture possible and to show the endorsement of the municipality. He said he would like to see multiple developers be involved in this Site, but it is too premature to tell what kind of interest will be gathered in December. Mr. Gibbs said that the Site will be more interesting with more than one developer involved. Mr. Farrell said that the plan can be changed easily if the interest is not there for certain aspects. He said there are some areas that are essential, basically the access points and the core of the Site, but that the extremities can be altered as needed. Mr. Gibbs said that the Site needs to be walkable with a balance of buildings and parks, but he encourages that certain pieces not be eliminated to save costs if they will affect walkability.

Council Member Abraham asked how much of Huber Park will be allocated to the new aquatics center. Mr. Gibbs said that the Plan stays completely out of the legal description of Huber Park. He said that they are recommending that the square and street network be developed first to increase the value of the land around it.

Mr. Krent asked if the Troy School District has been consulted about the influx of residents. Mr. Gibbs said he expects that most of the residents on the Site will not have children. Council Member Baker commented that Dr. Machesky said there is ample room in the schools for more students.

Council Member Hodorek said she would like to reach out regionally for other opinions regarding the placement of the proposed civic building. Mr. Gibbs said he likes to give the prime location to the civic buildings in city centers and he believes this Plan will be one of the most beautiful city sites in the state.

Council Member Abraham asked for clarification on demolition costs and phase 1. Mr. Goss commented on what would be included in the costs of phase 1.

Council Member McCown asked how long the entire Plan would take to execute. Mr. Gibbs said that he expects the Plan to take about 10 years to develop. Mr. Farrell said that there will definitely be interest from developers, the question is how much they will be willing to spend.

Chairman Edmunds asked for clarification as to the future of the library. Mr. Gibbs said that they have set aside a place to move the library, but right now it will be kept where it's at but with renovation and expansion.

Chairman Edmunds asked if this plan requires the vote of the taxpayers. Mr. Kischnick explained the areas that are restricted for open space or recreation and confirmed that a lease for more than three years would require referendum. City Attorney Bluhm indicated that the north part of Huber Park is deed restricted. Mrs. Bluhm added that there is an area that is considered Huber Park that does not have legal description that may require a change to the Parks and Recreation Master Plan or a referendum.

Ms. Crusse requested that the landscaping on the outer areas abutting the residential areas will be flexible to allow trees to remain.

Council Member Henderson asked for clarification for the referendum. Ms. Bluhm indicated any lease three years and over has right of referendum. Mayor Slater explained that discussion included land lease of 100 years in the case of a hotel, and sale of land in the case of houses or condominiums.

Mr. Farrell clarified that the entire team at Core Partners shares this vision for the Troy Site.

Mayor Slater asked for consensus of the City Council and Planning Commission members in regards to the direction of the Plan. Mayor Slater wants to move forward. There was a unanimous consensus of the members of both boards to move forward with the Plan. Chairman Edmunds agreed with the consensus to move forward.

D. PUBLIC COMMENT:

Claire Hao – Commented that she would like to see bike paths as part of the Plan.

E. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:03 PM.

Mayor Dane Slater

M. Aileen Dickson, MMC
City Clerk